Cover Sheet for:

Site Plan 8-98001E

Project Application



laryterio-resistation opping.				APPLICATION
Site Plan Review	AMENDMENT			
		C Staff Use Only		
Date Application & Fee Received SPR Fee (Attach Fee Worksheet) Date Application Complete SPR Deadline	6/22/04 by AB	Site Plan File Number Final FCP Number NRI/FSD Number DRC Meeting Date MCPB Hearing Date		1/26/04
Proposed Site Plan Name (if ami	endment, use original site plar	name) <u>Clarksbur</u>	g Town Center	: -1A
Preliminary Plan Name Clark	sburg Town Center		File Number 1 -	<u>95042</u>
Pre-Application Submission Name				
Project Plan Name, if applicable	·		File Number 9 -	94004
If previously approved Site Plan,	File Number 8 - 98001 D			
	Planning Board Opinion Da	te <u>3</u> / <u>3</u> / <u>98</u>	ē	
,	Status: Void	•	·	
	Exten	ded to (date) /	_/	
	Witho			
	X Amer	ided by this application		÷
If no prior Preliminary Plan, check	k one of the following:	Preliminary Plan currently	y being reviewed	
•		_ot already recorded		<i>:</i>
If Record Plat recorded, M-NCPP	C Record Plat Number			
Is this a loophole property?		1-88, concerning a timely AF	F review prior to issua	nce of a Building Permit.)
Other previous or pending applica		•	. •	•
If schematic Developme	nt Plan as part of Local Map / Number G -	Amendment (59H2.4A) date grant	ed//	
If approved Developmer		date grant	ted//	
	•	date approv	ved / / _	
If Special Exception/Vac Case	iance Number S or A -	date adop	ted//	_
Tax Account Number 1. 160200	0028787 _ 2 160200	0026117 3	4	<u> </u>
Tax Map Page Number				
Location: (complete either A or B)				
A. OnStreet Name	Distance	feet of _ N, E, S, W, etc.	- · · · · · · · · · · · · · · · · · · ·	Street Name
	= ::		dOverlook Par	
B. SE quadrant, intersec	Street Na		<u> </u>	Street Name
(complete either C or D)				
C. OnStreet Nan	ne	feet N, E, S, W, etc	St	eat Name
	section ofsu	a	nd	rsel Name
N. E. S. W. etc.	St	reet Name	St	GC! IATULIA

Planning Area Number _

Site Plan Review Application

Site Area:				
Gross area of Site Plan	28 <u>.45</u>	ac.	1,239,282	s.f. ,
Area dedicated to Public Use	· .	ac.	<u> </u>	s.f.
Total net area of Site Plan		ac.		s.f.
Area by Zone: Zone 1: R	MX-2 28.49	5 ac.	1,239,282	s.f.
Zone 2:		ac.		<u> </u>
	<u> </u>	•		s.f.
Incorporated Municipality or Special Tax	ing District, if applicable			· ·
Is site in the Locational Atlas and Index	of Historic Sites? 🛚 Yes	s 🖾 No		
Is site on the Master Plan for Historic Pr	eservation?	s / 🗷 No		
Development Information:	•			•
Residential	No. of Units	Non-Residentia	al	Gross Floor Area
One-family detached	·	Commerci	al Office	
One-family semi-detached		Commerci	al Retail	Ø
One-family attached		Industrial	,	Ø
Townhouses	54	Other	<u> </u>	· · · · · ·
Duplex		Other		· · · · · · · · · · · · · · · · · · ·
Triplex		Other		
Multi-family	82	Other	· · · · · · · · · · · · · · · · · · ·	· <u></u>
Total proposed		Other		·
Included MPDUs	Ø	Other		
Included TDRs	<u> </u>	Total Prop	posed	
Existing dwelling units to remain		Existing to	remain	
		_		
Method of Development: 2	Standard Cluster	☐ WPDU ☐	TDR : Other Optional Method	
Requested Waivers: (if any)			•	
59-E (Parking Ordinance)			•	
			<u> </u>	
Other				

P. 02/02

3 of 6

Site Plan Review Application

	No all and Information	
-	oplication Information:	
1.	Applicant (Owner or Controct Purchaser)	
	Clarkshing Terrahrook II.C	Kim Ambrose
	8201 Greensboro Drive Suite 817	
	Stree Address	
	McLean Virginia, 22102	. Zip Cade
		(703) 917-4218
2.	Prove Number Developer (if different from Applicant above)	
	Nome Co	nied Pason
	Shed Address	
	City Sinte	Lig Code
	Phone Number	Fast Number
3.	Engineer	Les Powell
	Charles P. Johnson & Associates, Inc.	Maci Person
•	1751 Elton Road, Suite 300	
	Silver Spring, MD 20903	
	City Shake	Zip Coge
	(301) 434~7000	(301) 434-9394
	Priore Number	Latishupa
4,	Architect	
	Nenis C	ontest Person
	Street Address	<u>, , , , , , , , , , , , , , , , , , , </u>
	Short VChass	
٠,	Cly Stare	Zip Code
	Phone Number	Fas Number
_		
5.		Kevin Tankersley
		onlact Person .
	1414 Prince Street. Suite 400	
	Alexandria, VA 22314	
	City Ships	Zip Code
	(703) 549-7784	(703) 549-4984
	Phone Muniter	Fax Number
5.	. Attorney	<u> </u>
	Linowes & Blocher	Steve Kauffman
•	•	Onlinet Planson
	1010 Wayne Avenue	
	Silber Spring, Maryland 20910	Zip Gode
	· ()	(301) 495-9044
	Phone Number	Fas Number

Signature of Applicant (Owner or Contract Purchaser)

Fundante W. Amelioch

Signature of Applicant (Owner or Contract Purchaser)

6/22/04

Name (Type or Print)

Site Plan Review

Checklist

n application will not be accepted for processing until all required formation and fees have been provided.			No. Copies	Engineer/Surveyor	W-NUFFU Stati	
				Submitted or N/A	Accepted or Not Accepted	
			20.		/	
. (Copy of proposed or approved Preliminary Plan and its opinion (59-D-3.21) and Certified Development Plan, if applicable		1		/	
		equivalent, (59-D-3.21), if applicable	1	NA		
. !	Executed covenants for Optional M 2.4A), if applicable	ethod Zoning Application (59-H-	1	MY		
i.	General area Vicinity Map, at 1" =	2,000' (shown on Site Plan)		V		
		howing area within 1,000' of site	.1	/		
' .	Copy of approved Natural Resource	es Inventory/Forest Stand	2			
3.	showing:	Area" (within approximately 200 feet),	1		/	
		ur intervals, including landfills				
	b. All existing buildings and stru	ctures		<u> </u>		
	c. Highways, streets, and privat pavement widths, grades, me	e roads including center lines, edium breaks, and curb cuts				
	d. Master-planned ROWs and e	asements affecting the site			<u> </u>	
	e. Any natural features, e.g. roc included in the NRI/FSD	k outcroppings or scenic views not				
9 .	following (unless waived by the Pi	ed "Site Plan", at 1" = 30', showing the lanning Director at time of application the limited scope of the proposal) and approvals:	35	/	/	
	a. The location, height, ground	coverage and use of all structures				
	units classified by the numb	, the number and type of dwelling er of bedrooms, and the Gross Floor ommercial purposes				
	c. The Gross Floor Area of all r	non-residential buildings and the				
	natural feature preservation	as, including recreational areas, areas, community open space areas,				
	e. Recreation facilities and con off-site facilities for which cr	nputations in tabular form, including edit is sought				
•	area, parking spaces, and a with zone	erage, impervious area, density, green reas of land uses to show compliance		·		
~	recreational facilities, indica	nools, parks, and other community ting the location and use of all land to				
	parking facilities, loading sp access to surrounding stree and sidewalk connections to sections for stream crossing	s of all roads, streets, driveways, aces with dumpster locations, points of ts, easements, pedestrian walks, bike o off-site network, proposed road gs including conveyance through				

Site Plan Review

Ch	necklist	Copies	Eligiliceirouiveyor	WHIOI I O Blatt
	i. A grading plan			
	j. The location of all sewer, water, gas, electric, telephone, and storm drainage lines; all easements and rights-of-way, existing or proposed; all off-site utility connections and all utility structures, if separate drawing	12	ø/	
	k. Data table showing proposed development data compared to requirements of zone, master plans, development plan, preliminary plan or supplementary plan, as applicable			on cores
	I. TDR calculations, if applicable			
10.	A Landscaping Plan, so titled, showing all man-made features and the location, height or caliper, and species of all plant material to be preserved, transplanted, or planted; including R.O.W. plantings and offsite plantings pursuant to Final Forest Conservation Plan	12		/
11.	An exterior Lighting Plan, so titled, including all parking areas, driveways and pedestrian ways, and including the height, number, and type of light fixtures, and a diagram of light distribution characteristics	12		✓
12 .	A development program stating the sequence in which all structures, utilities, open spaces, vehicular and pedestrian circulation systems, landscaping, forest conservation and recreational facilities are to be developed; when any land is to be dedicated for public use; and when the applicant will notify the Planning Board to request inspection for compliance with the approved site plan	1	NA	
13.	List of adjacent and confronting property owners, presented in conformity with the Planning Board's noticing requirements			
.14.	Site Plan Enforcement Agreement and HOA documents, if applicable	1	NA	
15.	Grading feasibility study of MCPS sites to be dedicated, and certification of environmental acceptability	2	MA	
16.	Final Forest Conservation Plan and Worksheet, including tree survey of 6" diameter and greater trees within 25' either side of the limit of disturbance	3	/	/
17.	Approved Stormwater Management Concept Plan, so titled, or 1" = 30' (or approved plan for off-site SWM), including MCDPS approval letter	3	1	V
18.	Proposed Storm Drainage Area, so titled, at 1" = 30', and computations, if separate drawing	3		V
19.	Proposed Sediment Control Plan, so titled, at 1" = 30', including tree protection measures, if separate drawing	3	/	
20.	Architectural schematic plans and elevations for buildings and structured parking, identifying height, general description, phasing and signage, as required by staff	1	NA	

Site Plan Review

Checklist

POST-APPROVAL SUBMISSION

The following items will not be submitted until after the site plan is approved, but should be submitted to the Development Review Division prior to the submission of the record plat application(s) in order to assure timely recordation of the final record plat.

1.	Site development and grading plan (signed)
2.	Landscape and lighting plan (signed)
3.	Architectural plans, including FAR calculations, if required
4.	Structure parking plans, if required
5.	Phasing plan, where required
6.	Site Plan Enforcement Agreement (original signature)
7.	Development Plan
8.	Homeowner association documents (final draft)
9.	Copy of engineer's certificate for design of private streets, if required

No. Copies	Engineer/Surveyor	M-NCPPC Staff
•		
_	·. ·	
3		
3`	<u></u>	
1		
1		
1		
1		
2		
1		
1		
2		<u> </u> -

The engineer or surveyor hereby certifies that all required information for the submission of a site plan has been included with this application.

Engineer/Surveyor Signatur

Name (Type or Print)

10. Other agreements (original signature)